HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Halifax CMA

Date Released: May 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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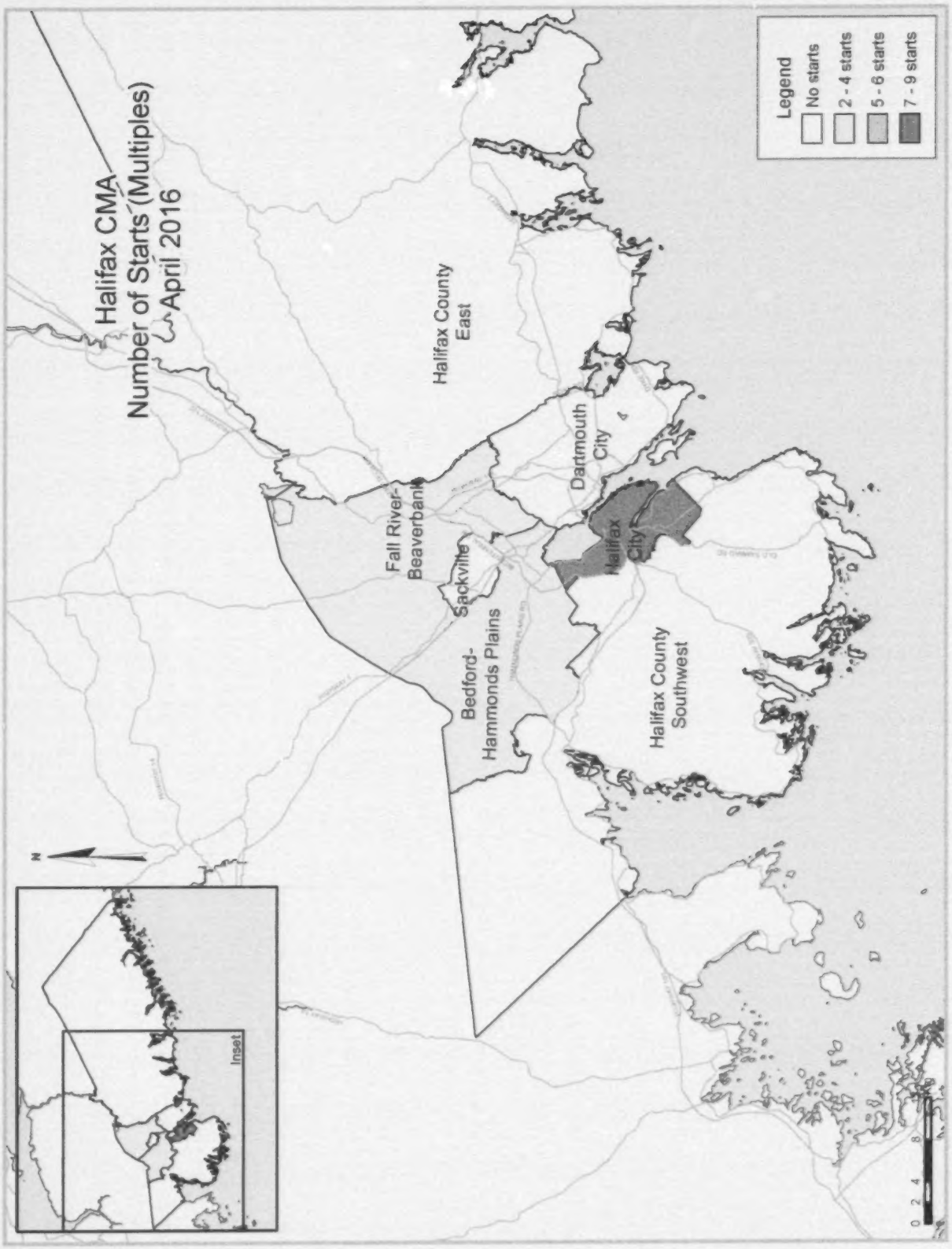
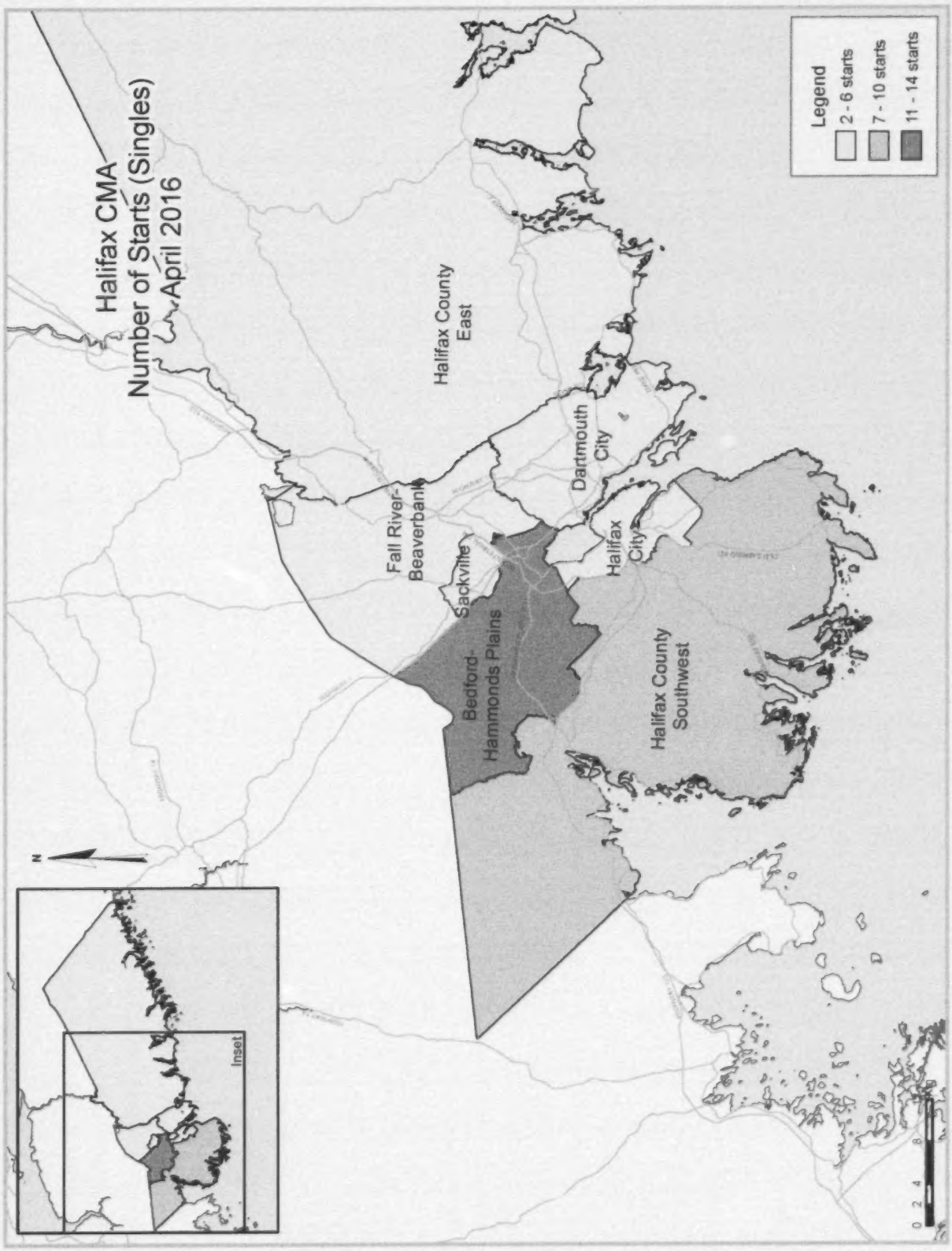
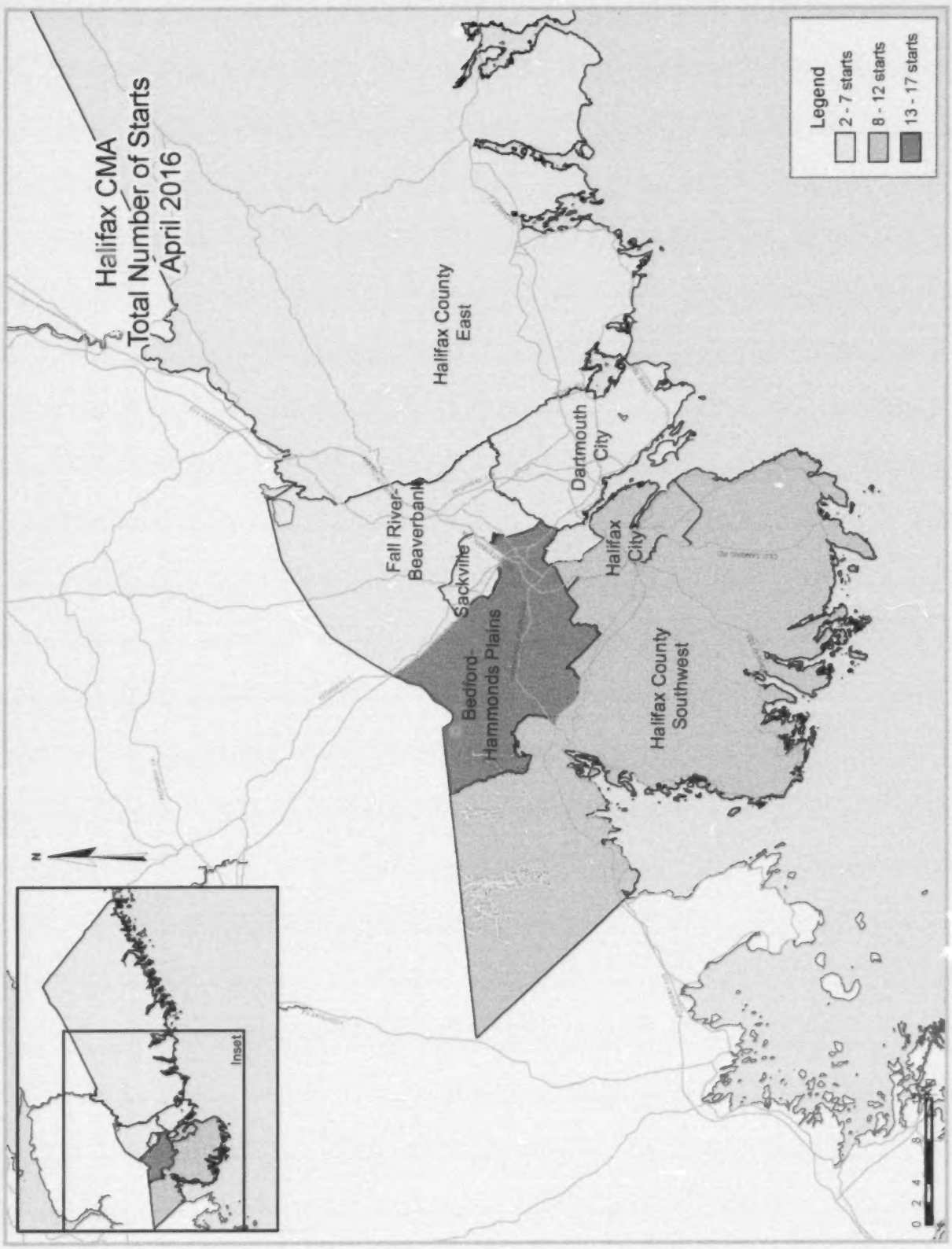
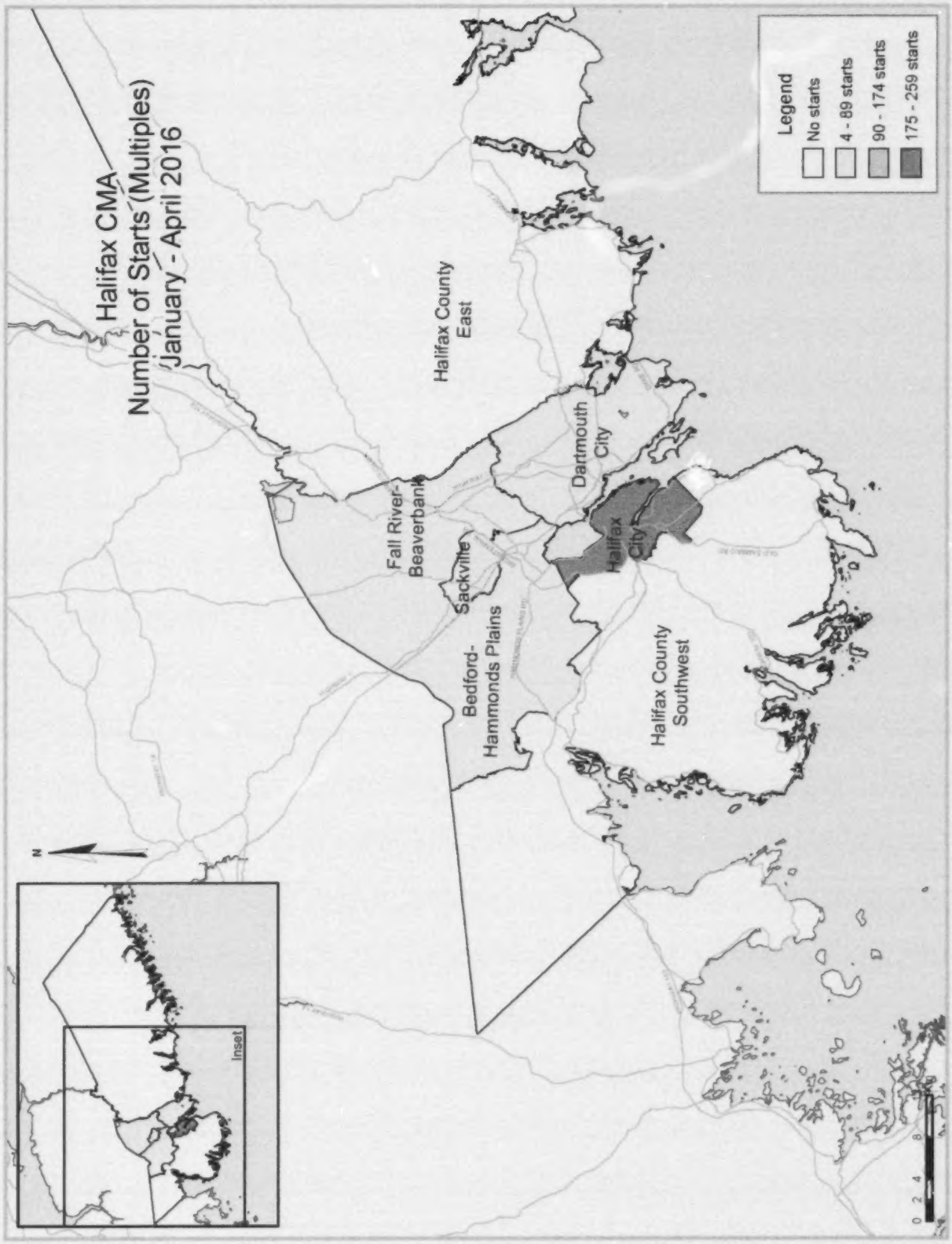
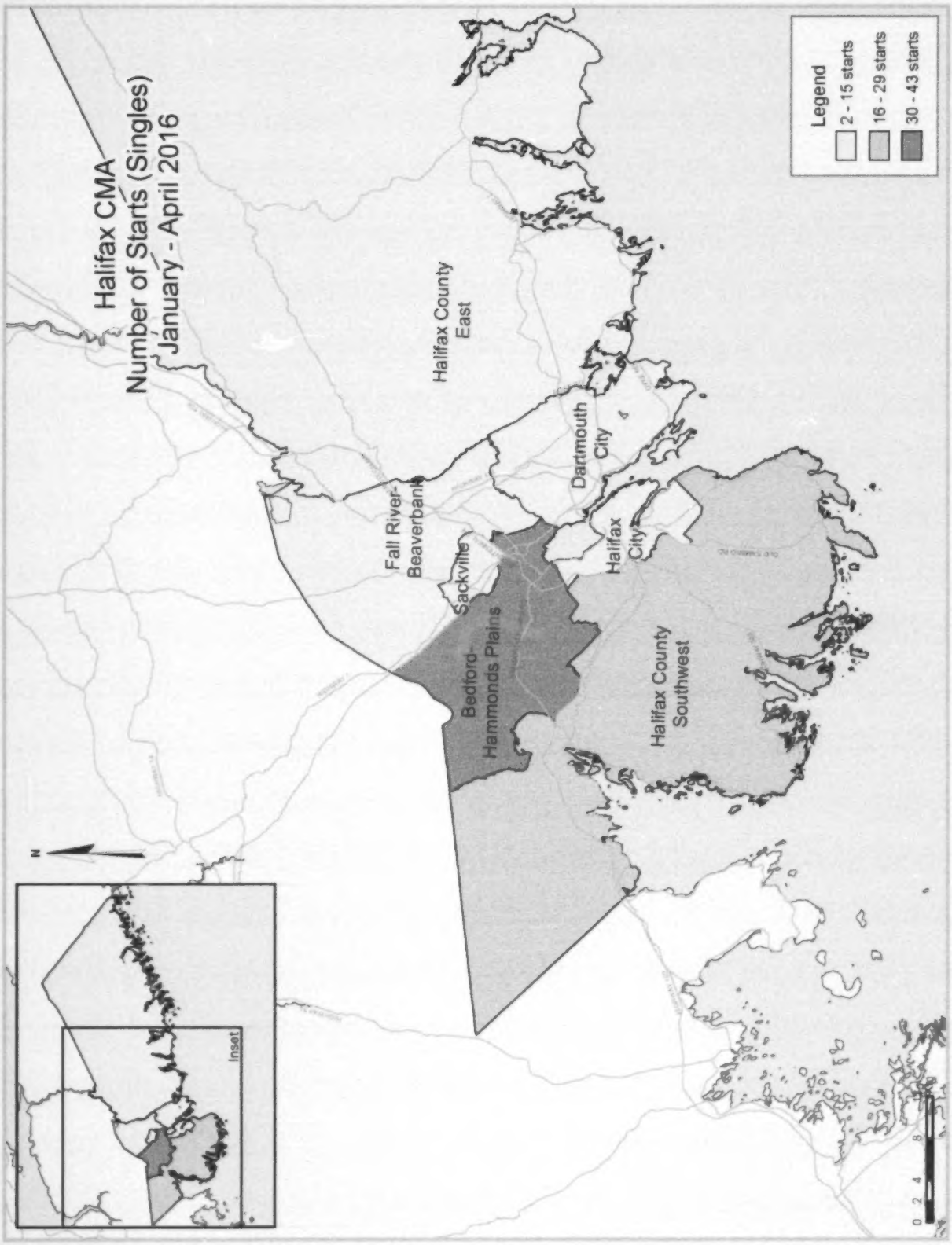
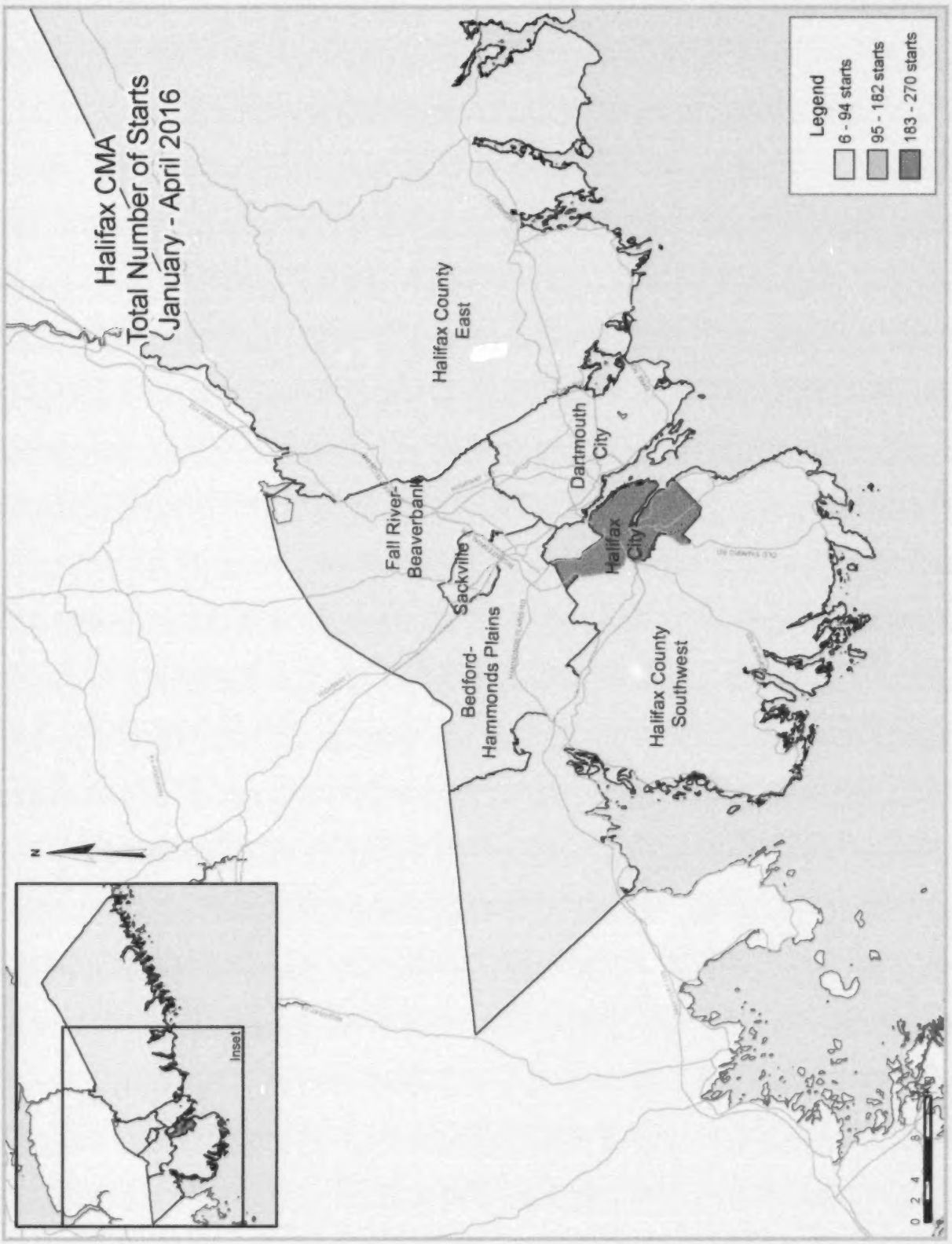

Halifax CMA
Number of Starts (Multiples)
April 2016
Legend
No starts
2 - 4 starts
5 - 6 starts
7 - 9 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
April 2016
Legend
2 - 6 starts
7 - 10 starts
11 - 14 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
April 2016
Legend
2 - 7 starts
8 - 12 starts
13 - 17 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Multiples)
January - April 2016
Legend
No starts
4 - 89 starts
90 - 174 starts
175 - 259 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Number of Starts (Singles)
January - April 2016
Legend
2 - 15 starts
16 - 29 starts
30 - 43 starts
Halifax County East
Dartmouth City
Halifax City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8


Halifax CMA
Total Number of Starts
January - April 2016
Legend
6 - 94 starts
95 - 182 starts
183 - 270 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Halifax City
Bedford-Hammonds Plains
Halifax County Southwest
Inset
N
0 2 4 8

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) April 2016		
Halifax CMA[1]	March 2016	April 2016
Trend[2]	1,387	1,327
SAAR	707	676
	April 2015	April 2016
Actual		
April - Single-Detached	16	37
April - Multiples	150	14
April - Total	166	51
January to April - Single-Detached	80	107
January to April - Multiples	172	301
January to April - Total	252	408

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2016	34	4	7	0	0	0	6	0	51
April 2015	16	6	0	0	2	0	0	142	166
% Change	112.5	-33.3	n/a	n/a	-100.0	n/a	n/a	-100.0	-69.3
Year-to-date 2016	98	14	37	0	0	0	16	243	408
Year-to-date 2015	75	12	8	2	2	0	11	142	252
% Change	30.7	16.7	**	-100.0	-100.0	n/a	45.5	71.1	61.9
UNDER CONSTRUCTION									
April 2016	281	50	105	0	0	544	29	2,586	3,619
April 2015	264	54	113	2	2	238	8	1,356	2,086
% Change	6.4	-7.4	-7.1	-100.0	-100.0	128.6	**	90.7	73.5
COMPLETIONS									
April 2016	15	10	0	0	0	0	0	0	25
April 2015	25	4	7	0	0	0	12	55	103
% Change	-40.0	150.0	-100.0	n/a	n/a	n/a	-100.0	-100.0	-75.7
Year-to-date 2016	119	30	35	0	0	0	22	105	311
Year-to-date 2015	149	12	38	0	0	0	31	542	772
% Change	-20.1	150.0	-7.9	n/a	n/a	n/a	-29.0	-80.6	-59.7
COMPLETED & NOT ABSORBED									
April 2016	72	10	18	0	1	53	n/a	n/a	154
April 2015	84	20	32	0	3	43	n/a	n/a	182
% Change	-14.3	-50.0	-43.8	n/a	-66.7	23.3	n/a	n/a	-15.4
ABSORBED									
April 2016	18	11	3	0	1	0	n/a	n/a	33
April 2015	33	5	1	0	0	0	n/a	n/a	39
% Change	-45.5	120.0	200.0	n/a	n/a	n/a	n/a	n/a	-15.4
Year-to-date 2016	126	30	43	1	2	0	n/a	n/a	202
Year-to-date 2015	147	15	28	0	0	8	n/a	n/a	198
% Change	-14.3	100.0	53.6	n/a	n/a	-100.0	n/a	n/a	2.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
April 2016	2	2	4	0	0	0	3	0	11
April 2015	1	6	0	0	0	0	0	142	149
Dartmouth City									
April 2016	4	0	0	0	0	0	0	0	4
April 2015	1	0	0	0	0	0	0	0	1
Bedford-Hammonds Plains									
April 2016	14	0	3	0	0	0	0	0	17
April 2015	1	0	0	0	0	0	0	0	1
Sackville									
April 2016	0	0	0	0	0	0	2	0	2
April 2015	4	0	0	0	0	0	0	0	4
Fall River - Beaverbank									
April 2016	2	2	0	0	0	0	1	0	5
April 2015	4	0	0	0	0	0	0	0	4
Halifax County East									
April 2016	3	0	0	0	0	0	0	0	3
April 2015	0	0	0	0	2	0	0	0	2
Halifax County Southwest									
April 2016	9	0	0	0	0	0	0	0	9
April 2015	5	0	0	0	0	0	0	0	5
Halifax CMA									
April 2016	34	4	7	0	0	0	6	0	51
April 2015	16	6	0	0	2	0	0	142	166

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
April 2016	38	20	30	0	0	434	7	1,741	2,270
April 2015	31	20	54	0	0	128	0	853	1,086
Dartmouth City									
April 2016	32	8	22	0	0	110	2	222	408
April 2015	25	8	0	0	0	110	0	233	408
Bedford-Hammonds Plains									
April 2016	80	2	35	0	0	0	7	469	593
April 2015	30	4	22	0	0	0	0	75	131
Sackville									
April 2016	11	2	13	0	0	0	2	72	100
April 2015	42	0	17	0	0	0	0	50	109
Fall River - Beaverbank									
April 2016	32	10	0	0	0	0	10	2	54
April 2015	31	14	0	0	0	0	8	64	122
Halifax County East									
April 2016	38	4	0	0	0	0	0	0	54
April 2015	51	4	0	2	2	0	0	0	71
Halifax County Southwest									
April 2016	50	4	5	0	0	0	1	80	140
April 2015	54	4	20	0	0	0	0	81	159
Halifax CMA									
April 2016	281	50	105	0	0	544	29	2,586	3,619
April 2015	264	54	113	2	2	238	8	1,356	2,086

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
April 2016	1	6	0	0	0	0	0	0	7
April 2015	2	2	3	0	0	0	0	0	7
Dartmouth City									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	4	0	4	0	0	0	0	0	8
Bedford-Hammonds Plains									
April 2016	3	2	0	0	0	0	0	0	5
April 2015	2	2	0	0	0	0	0	0	4
Sackville									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	1	0	0	0	0	0	0	54	55
Fall River - Beaverbank									
April 2016	3	2	0	0	0	0	0	0	5
April 2015	7	0	0	0	0	0	12	1	20
Halifax County East									
April 2016	4	0	0	0	0	0	0	0	4
April 2015	2	0	0	0	0	0	0	0	2
Halifax County Southwest									
April 2016	4	0	0	0	0	0	0	0	4
April 2015	7	0	0	0	0	0	0	0	7
Halifax CMA									
April 2016	15	10	0	0	0	0	0	0	25
April 2015	25	4	7	0	0	0	12	55	103

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
April 2016	11	4	8	0	0	51	n/a	n/a	74
April 2015	13	6	13	0	0	0	n/a	n/a	32
Dartmouth City									
April 2016	11	0	2	0	0	0	n/a	n/a	13
April 2015	17	1	7	0	0	0	n/a	n/a	25
Bedford-Hammonds Plains									
April 2016	15	0	1	0	0	0	n/a	n/a	16
April 2015	12	1	6	0	0	0	n/a	n/a	19
Sackville									
April 2016	7	1	3	0	0	2	n/a	n/a	13
April 2015	11	5	5	0	0	43	n/a	n/a	64
Fall River - Beaverbank									
April 2016	13	5	0	0	0	0	n/a	n/a	18
April 2015	17	7	1	0	0	0	n/a	n/a	25
Halifax County East									
April 2016	8	0	0	0	0	0	n/a	n/a	8
April 2015	9	0	0	0	0	0	n/a	n/a	9
Halifax County Southwest									
April 2016	7	0	4	0	1	0	n/a	n/a	12
April 2015	5	0	0	0	3	0	n/a	n/a	8
Halifax CMA									
April 2016	72	10	18	0	1	53	n/a	n/a	154
April 2015	84	20	32	0	3	43	n/a	n/a	182

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
April 2016	1	5	0	0	0	0	n/a	n/a	6
April 2015	4	2	1	0	0	0	n/a	n/a	7
Dartmouth City									
April 2016	0	0	0	0	0	0	n/a	n/a	0
April 2015	3	0	0	0	0	0	n/a	n/a	3
Bedford-Hammonds Plains									
April 2016	7	2	1	0	0	0	n/a	n/a	10
April 2015	5	1	0	0	0	0	n/a	n/a	6
Sackville									
April 2016	0	2	2	0	0	0	n/a	n/a	4
April 2015	2	2	0	0	0	0	n/a	n/a	4
Fall River - Beaverbank									
April 2016	3	2	0	0	0	0	n/a	n/a	5
April 2015	10	0	0	0	0	0	n/a	n/a	10
Halifax County East									
April 2016	4	0	0	0	0	0	n/a	n/a	4
April 2015	2	0	0	0	0	0	n/a	n/a	2
Halifax County Southwest									
April 2016	3	0	0	0	1	0	n/a	n/a	4
April 2015	7	0	0	0	0	0	n/a	n/a	7
Halifax CMA									
April 2016	18	11	3	0	1	0	n/a	n/a	33
April 2015	33	5	1	0	0	0	n/a	n/a	39

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096
% Change	0.7	-34.9	24.8	n/a	-69.4	-51.0	-73.7	-25.4	-15.8
2007	1,169	166	121	0	36	298	38	661	2,489
% Change	10.8	7.8	-6.2	n/a	140.0	12.0	**	-25.0	-0.9
2006	1,055	154	129	0	15	266	11	881	2,511

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	% Change
Halifax City	2	1	2	6	7	0	0	142	11	149	-92.6
Dartmouth City	4	1	0	0	0	0	0	0	4	1	**
Bedford-Hammonds Plains	14	1	0	0	3	0	0	0	17	1	**
Sackville	2	4	0	0	0	0	0	0	2	4	-50.0
Fall River - Beaverbank	3	4	2	0	0	0	0	0	5	4	25.0
Halifax County East	3	0	0	2	0	0	0	0	3	2	50.0
Halifax County Southwest	9	5	0	0	0	0	0	0	9	5	80.0
Halifax CMA	37	16	4	8	10	0	0	142	51	166	-69.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Halifax City	11	4	10	6	7	3	242	142	270	155	74.2
Dartmouth City	8	2	0	0	16	0	0	0	24	2	**
Bedford-Hammonds Plains	43	8	2	2	13	0	0	0	58	10	**
Sackville	2	24	0	0	4	5	0	0	6	29	-79.3
Fall River - Beaverbank	10	14	2	0	4	8	1	0	17	22	-22.7
Halifax County East	13	11	0	4	0	0	0	0	13	15	-13.3
Halifax County Southwest	20	17	0	2	0	0	0	0	20	19	5.3
Halifax CMA	107	80	14	14	44	16	243	142	408	252	61.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Halifax City	4	0	3	0	0	0	0	142
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	3	0	0	0	0	0	0	0
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	7	0	3	0	0	0	0	142

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	4	3	3	0	0	0	242	142
Dartmouth City	16	0	0	0	0	0	0	0
Bedford-Hammonds Plains	13	0	0	0	0	0	0	0
Sackville	4	5	0	0	0	0	0	0
Fall River - Beaverbank	0	0	4	8	0	0	1	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	37	8	7	8	0	0	243	142

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Halifax City	8	7	0	0	3	142	11	149
Dartmouth City	4	1	0	0	0	0	4	1
Bedford-Hammonds Plains	17	1	0	0	0	0	17	1
Sackville	0	4	0	0	2	0	2	4
Fall River - Beaverbank	4	4	0	0	1	0	5	4
Halifax County East	3	0	0	2	0	0	3	2
Halifax County Southwest	9	5	0	0	0	0	9	5
Halifax CMA	45	22	0	2	6	142	51	166

Table 2.5: Starts by Submarket and by Intended Market
January - April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	25	13	0	0	245	142	270	155
Dartmouth City	23	2	0	0	1	0	24	2
Bedford-Hammonds Plains	53	10	0	0	5	0	58	10
Sackville	4	29	0	0	2	0	6	29
Fall River - Beaverbank	11	13	0	0	6	9	17	22
Halifax County East	13	10	0	4	0	1	13	15
Halifax County Southwest	20	18	0	0	0	1	20	19
Halifax CMA	149	95	0	4	259	153	408	252

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	% Change
Halifax City	1	2	6	2	0	3	0	0	7	7	0.0
Dartmouth City	0	4	0	0	0	4	0	0	0	8	-100.0
Bedford-Hammonds Plains	3	2	2	2	0	0	0	0	5	4	25.0
Sackville	0	1	0	0	0	0	0	54	0	55	-100.0
Fall River - Beaverbank	3	7	2	0	0	12	0	1	5	20	-75.0
Halifax County East	4	2	0	0	0	0	0	0	4	2	100.0
Halifax County Southwest	4	7	0	0	0	0	0	0	4	7	-42.9
Halifax CMA	15	25	10	4	0	19	0	55	25	103	-75.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Halifax City	13	13	10	6	15	34	90	366	128	419	-69.5
Dartmouth City	10	15	4	0	0	4	12	0	26	19	36.8
Bedford-Hammonds Plains	13	12	6	4	0	12	0	0	19	28	-32.1
Sackville	6	19	0	0	20	0	0	175	26	194	-86.6
Fall River - Beaverbank	21	26	6	2	16	16	2	1	45	45	0.0
Halifax County East	31	36	4	0	0	0	1	0	36	36	0.0
Halifax County Southwest	31	31	0	0	0	0	0	0	31	31	0.0
Halifax CMA	125	152	30	12	51	66	105	542	311	772	-59.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Halifax City	0	3	0	0	0	0	0	0
Dartmouth City	0	4	0	0	0	0	0	0
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	0	0	0	0	0	0	0	54
Fall River - Beaverbank	0	0	0	12	0	0	0	1
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	0	7	0	12	0	0	0	55

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	15	18	0	16	0	0	90	366
Dartmouth City	0	4	0	0	0	0	12	0
Bedford-Hammonds Plains	0	12	0	0	0	0	0	0
Sackville	20	0	0	0	0	0	0	175
Fall River - Beaverbank	0	4	16	12	0	0	2	1
Halifax County East	0	0	0	0	0	0	1	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	35	38	16	28	0	0	105	542

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market April 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Halifax City	7	7	0	0	0	0	7	7
Dartmouth City	0	8	0	0	0	0	0	8
Bedford-Hammonds Plains	5	4	0	0	0	0	5	4
Sackville	0	1	0	0	0	54	0	55
Fall River - Beaverbank	5	7	0	0	0	13	5	20
Halifax County East	4	2	0	0	0	0	4	2
Halifax County Southwest	4	7	0	0	0	0	4	7
Halifax CMA	25	36	0	0	0	67	25	103

Table 3.5: Completions by Submarket and by Intended Market January - April 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	38	37	0	0	90	382	128	419
Dartmouth City	12	19	0	0	14	0	26	19
Bedford-Hammonds Plains	15	28	0	0	4	0	19	28
Sackville	26	19	0	0	0	175	26	194
Fall River - Beaverbank	27	31	0	0	18	14	45	45
Halifax County East	35	35	0	0	1	1	36	36
Halifax County Southwest	31	30	0	0	0	1	31	31
Halifax CMA	184	199	0	0	127	573	311	772

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $449,999		$450,000 - $549,999		$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
April 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
April 2015	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2016	0	0.0	3	18.8	1	6.3	7	43.8	5	31.3	16	-	-
Year-to-date 2015	4	25.0	4	25.0	1	6.3	4	25.0	3	18.8	16	-	-
Dartmouth City													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2016	1	16.7	3	50.0	0	0.0	1	16.7	1	16.7	6	-	-
Year-to-date 2015	6	54.5	1	9.1	2	18.2	2	18.2	0	0.0	11	-	-
Bedford-Hammonds Plains													
April 2016	0	0.0	3	42.9	0	0.0	1	14.3	3	42.9	7	-	-
April 2015	0	0.0	1	20.0	1	20.0	1	20.0	2	40.0	5	-	-
Year-to-date 2016	0	0.0	5	45.5	1	9.1	1	9.1	4	36.4	11	-	-
Year-to-date 2015	1	7.1	1	7.1	4	28.6	4	28.6	4	28.6	14	-	-
Sackville													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	4	44.4	0	0.0	4	44.4	1	11.1	9	-	542,450
Year-to-date 2015	1	7.1	4	28.6	3	21.4	6	42.9	0	0.0	14	-	-
Fall River - Beaverbank													
April 2016	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	-	-
April 2015	3	30.0	3	30.0	0	0.0	2	20.0	2	20.0	10	-	-
Year-to-date 2016	4	19.0	7	33.3	3	14.3	3	14.3	4	19.0	21	-	425,400
Year-to-date 2015	5	16.1	9	29.0	4	12.9	9	29.0	4	12.9	31	-	505,760
Halifax County East													
April 2016	2	50.0	1	25.0	0	0.0	1	25.0	0	0.0	4	-	-
April 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	14	42.4	12	36.4	2	6.1	3	9.1	2	6.1	33	-	284,638
Year-to-date 2015	20	62.5	7	21.9	0	0.0	4	12.5	1	3.1	32	-	226,486
Halifax County Southwest													
April 2016	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	-	-
April 2015	0	0.0	2	28.6	1	14.3	3	42.9	1	14.3	7	-	-
Year-to-date 2016	6	19.4	11	35.5	4	12.9	4	12.9	6	19.4	31	-	447,411
Year-to-date 2015	4	13.8	6	20.7	5	17.2	9	31.0	5	17.2	29	-	-
Halifax CMA													
April 2016	3	16.7	5	27.8	0	0.0	4	22.2	6	33.3	18	-	561,044
April 2015	7	21.2	11	33.3	3	9.1	7	21.2	5	15.2	33	-	-
Year-to-date 2016	25	19.7	45	35.4	11	8.7	23	18.1	23	18.1	127	-	435,734
Year-to-date 2015	41	27.9	32	21.8	19	12.9	38	25.9	17	11.6	147	400,000	423,086

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2016						
Submarket	April 2016	April 2015	% Change	YTD 2016	YTD 2015	% Change
Halifax City	-	-	n/a	-	-	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	-	-	n/a	-	-	n/a
Sackville	-	-	n/a	542,450	-	n/a
Fall River - Beaverbank	-	-	n/a	425,400	505,760	-15.9
Halifax County East	-	-	n/a	284,638	226,486	25.7
Halifax County Southwest	-	-	n/a	447,411	-	n/a
Halifax CMA	561,044	-	n/a	435,734	423,086	3.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	April 2016				April 2015				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price	Average Days on Market	Active Listings
Halifax City	134	341,589	88	883	103	341,339	96	924	30.1	0.1	-8.3	-4.4
Dartmouth City	126	230,379	79	802	115	252,633	83	862	9.6	-8.8	-4.8	-7.0
Bedford-Hammonds Plains	66	420,298	117	572	45	358,917	113	720	46.7	17.1	3.5	-20.6
Sackville	51	196,617	87	280	33	221,202	89	342	54.5	-11.1	-2.2	-18.1
Halifax County Southwest	53	265,994	108	426	43	243,135	113	446	23.3	9.4	-4.4	-4.5
Halifax County East	23	211,070	152	311	19	192,878	187	359	21.1	9.4	-18.7	-13.4
Outside Halifax-Dartmouth Board	30	193,583	124	265	21	202,192	146	310	42.9	-4.3	-15.1	-14.5
Fall River-Beaver Bank	27	289,888	101	385	32	265,253	130	406	-15.6	9.3	-22.3	-5.2
Halifax CMA	510	284,617	97	3924	411	279,276	113	4369	24.1	1.9	-14.2	-10.2

Submarket	Year-to-date 2016				Year-to-date 2015				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price ($)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price	Average Days on Market	
Halifax City	421	330,498	107		327	343,847	116		28.7	-3.9	-7.8	
Dartmouth City	369	232,366	90		359	239,657	91		2.8	-3.0	-1.1	
Bedford-Hammonds Plains	200	371,180	123		141	360,551	174		41.8	2.9	-29.3	
Sackville	143	192,993	101		109	203,536	112		31.2	-5.2	-9.8	
Halifax County Southwest	133	266,216	93		104	248,503	112		27.9	7.1	-17.0	
Halifax County East	78	190,798	130		71	191,594	144		9.9	-0.4	-9.7	
Outside Halifax-Dartmouth Board	91	190,586	125		69	185,100	168		31.9	3.0	-25.6	
Fall River-Beaver Bank	100	297,500	92		99	280,627	118		1.0	6.0	-22.0	
Halifax CMA	1,535	276,286	105	34%	1,279	275,123	116	35%	20.0	0.4	-9.5	

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Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators
April 2016

		Interest Rates			NHPI, Total, Halifax CMA 2007=100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	118.0	125.8	227	6.1	70.0	864
	February	567	2.89	4.74	118.5	126.9	226	6.3	69.7	870
	March	567	2.89	4.74	118.6	128.4	225	6.5	69.2	864
	April	561	2.89	4.64	118.6	128.3	222	6.8	68.7	866
	May	561	2.89	4.64	118.7	128.9	221	7.0	68.4	867
	June	561	2.89	4.64	118.9	128.9	221	6.6	68.1	881
	July	561	2.89	4.64	118.8	128.9	223	6.2	68.2	886
	August	561	2.89	4.64	118.8	128.8	225	5.8	68.2	879
	September	561	2.89	4.64	118.8	128.4	226	5.9	68.8	869
	October	561	2.89	4.64	118.9	128.8	226	5.9	68.6	860
	November	561	3.14	4.64	118.4	128.1	224	6.1	68.2	860
	December	561	3.14	4.64	118.6	127.7	223	6.2	67.9	865
2016	January	561	3.14	4.64	118.6	128.2	223	6.5	68.0	876
	February	561	3.14	4.64	118.6	128.4	223	6.8	68.1	888
	March	561	3.14	4.64	118.6	129.0	223	7.2	68.4	899
	April	561	3.14	4.64		129.9	225	7.0	68.6	891
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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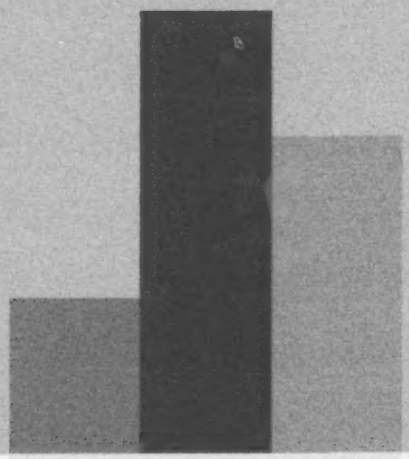

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- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
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